



**MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JANUARY 17, 2022**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:02 p.m.

II. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent

Chairperson Jessica Morris requested that the roll be called, and a quorum was declared to be present.

III. CONSENT

1. Consideration of the minutes of the regular meeting of October 18, 2021.

Motion was made by Board Member Carter Mathews and seconded by Board Member Kathy Sloat-Ahlstrom to approve Consent Agenda.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

IV. PUBLIC HEARINGS

1. Public Hearing – CBOA 22-01

Public hearing to receive public comment on CBOA 22-01, a request for a variance to Section 240.2 (E)(4) of the Coweta Zoning Code pertaining to allowable aggregate square footage of accessory buildings, a request for a Special Exception to the Zoning Code according to Section 240.2 (E)(5) pertaining to the maximum aggregate square footage of accessory buildings in Section 240.2 (E)(2), and a request for a Special Exception to Section 240.2 (E)(3) pertaining to the relatable design standards for accessory buildings on property zoned RS-1 and located at 29665 East 158th Street South in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant, Mr. Tim Ahlstrom, was present for this meeting and gave the Board his reason for needing the large accessory building. Ms. Morris opened the floor for public comment. There were no public comments. The public hearing for this item was closed.

2. Public Hearing – CBOA 22-02

Public hearing to receive public comment on CBOA 22-02, a request for a variance from Section 1950 pertaining to structural nonconformities of the Coweta Zoning Code, in particular Section 1950 (D)(1), on property zoned RS-3 and located at 15811 South 289th East Avenue in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant, Mr. Steven Terry, was present for this meeting and came forward to give the Board his reason for seeking the variance. Ms. Morris opened the floor for public comment. There were no public comments. The public hearing for this item was closed.

V. OLD BUSINESS

1. CBOA 22-01 – Special Exception Section 240.2 (E)(3)

Discussion and possible action including approval, approval with conditions, or denial of CBOA 22-01, a request for a Special Exception from Section 240.2 (E)(3) of the Coweta Zoning Code pertaining to relocatable design of accessory buildings on property zoned RS-1 and located at 29665 East 158th Street South in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young Jr., read the Staff Report and explained the need for the Special Exception.

Ms. Morris asked the applicant, Mr. Tim Ahlstrom, about the plan for the color of the building. Mr. Ahlstrom replied that the color will be beige to match the house and the color of the roofing will match the sidewalks.

Ms. Morris made a motion to approve the Special Exception for Section 240.2 (E)(3) with the condition that the color of the accessory building be in harmony with the principal structure. Board Member Carter Mathews seconded that motion.

The motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Did not vote
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

2. CBOA 22-01 – Variance Section 240.2 (E)(4)

Discussion and possible action including approval, approval with conditions, or denial of CBOA 22-01, a request for a variance from Section 240.2 (E)(4) of the Coweta Zoning Code pertaining to allowable aggregate square footage of accessory buildings on property zoned RS-1 and located at 29665 E. 158th St. South in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young Jr., read the Staff Report and explained the need for the Variance.

Ms. Morris made a motion to approve the Variance from Section 240.2 (E)(4). Board Member Carter Mathews seconded that motion.

The motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Did not vote

Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

3. CBOA 22-01 – Special Exception Section 240.2 (E)(5)

Discussion and possible action including approval, approval with conditions, or denial of CBOA 22-01, a request for a Special Exception from Section 240.2 (E)(5) pertaining to the maximum aggregate square footage of accessory buildings in Section 240.2 (E)(2) on property zoned RS-1 and located at 29665 East 158th Street South in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young Jr., read the Staff Report and explained the need for the Special Exception.

Ms. Morris asked the applicant, Mr. Tim Ahlstrom, about the size of his lot. Mr. Ahlstrom answered that his lot is almost one acre in size. Ms. Morris also inquired as to the style of the accessory building. Mr. Ahlstrom answered that the building will be a pole barn. Board Member Joanna Jones asked Mr. Ahlstrom where the building will be located on his lot. Mr. Ahlstrom explained that the building will have to be built next to his house in the side yard due to his septic system being located in the back yard. He stressed that the building in that location will still abide by the setbacks for his zoning.

Ms. Morris made a motion to approve the Special Exception for Section 240.2 (E)(5). Board Member Carter Mathews seconded that motion.

The motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Did not vote
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

4. CBOA 22-02

Discussion and possible action including approval, approval with conditions, or denial of CBOA 22-02, a request for a variance from Section 1950 pertaining to structural nonconformities, in particular Section 1950 (D)(1) of the Coweta Zoning Code, on property zoned RS-3 and located at 15811 S. 289th East Avenue in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Jessica Morris read the agenda item. Discussion took place between the Board Members and the Applicant regarding land surrounding this property, if future development in the area is likely, and the home they would like to put on the property if the variance is approved.

The City Planner, Mr. Tom E. Young, Jr., referenced Ordinance 593 to make the Board Members aware of the City Council's stance, at the time the ordinance was approved, on the placement of mobile/manufactured homes outside of RMHP and RMHS zoning.

Board Member Joanna Jones made a motion to approve the variance with the following conditions:

- The home must be occupied and if left vacant for 12 months, it must be removed.
- The home must be skirted and tied down appropriately, and the tongue removed.

Board Member Kathy Sloat-Ahlstrom seconded the motion.

The motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
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Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

VI. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:37 p.m.

Approved:

Melanie Lander
Chairperson

2-22-22
Date

Joanna Jones
Secretary